

Certificate of Notice Page 1 of 2  
United States Bankruptcy Court  
Eastern District of PennsylvaniaIn re:  
Timothy Louis O'Neill  
DebtorCase No. 19-16451-jkf  
Chapter 13

## CERTIFICATE OF NOTICE

District/off: 0313-2

User: YvetteWD  
Form ID: pdf900Page 1 of 1  
Total Noticed: 1

Date Rcvd: Jun 04, 2020

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Jun 06, 2020.

db +Timothy Louis O'Neill, 1928 N. Pleasant View Road, Pottstown, PA 19464-2219

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.  
NONE.

TOTAL: 0

## \*\*\*\*\* BYPASSED RECIPIENTS \*\*\*\*\*

NONE.

TOTAL: 0

Addresses marked '+' were corrected by inserting the ZIP or replacing an incorrect ZIP.  
USPS regulations require that automation-compatible mail display the correct ZIP.

Transmission times for electronic delivery are Eastern Time zone.

**I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.****Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.**

Date: Jun 06, 2020

Signature: /s/Joseph Speetjens

## CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on June 4, 2020 at the address(es) listed below:

DENISE ELIZABETH CARLON on behalf of Creditor Nissan Motor Acceptance Corporation  
bkgroup@kmllawgroup.com

JEROME B. BLANK on behalf of Creditor Wells Fargo Bank, N.A. paeb@fedphe.com

JOSEPH L QUINN on behalf of Debtor Timothy Louis O'Neill CourtNotices@rqplaw.com

REBECCA ANN SOLARZ on behalf of Creditor Nissan Motor Acceptance Corporation  
bkgroup@kmllawgroup.com

SCOTT F. WATERMAN (Chapter 13) ECFMail@ReadingCh13.com

United States Trustee USTPRegion03.PH. ECF@usdoj.gov

TOTAL: 6

IN THE UNITED STATES BANKRUPTCY COURT  
FOR THE EASTERN DISTRICT OF PENNSYLVANIA

IN RE: Timothy Louis O'Neill : Chapter 13  
Debtor : No. : 19-16451-jkf

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**ORDER**

AND NOW, upon the motion of Debtor Timothy Louis O'Neill to avoid the judicial lien arising from docket number 2018-23936 at the Montgomery County Court of Common Pleas upon Debtor Timothy Louis O'Neill's exempt real property located at 1928 N Pleasantview Road, Pottstown, Montgomery County, Pennsylvania, and upon Debtor having asserted that the alleged lien is subject to avoidance pursuant to 11 U.S.C. § 522(f)(1), and having certified that adequate notice of the motion was sent to the lienholder and that no answer or other response to the motion has been filed,

IT IS HEREBY ORDERED that the motion is granted by default and the above judicial lien of Cavalry SPV I LLC, if any, in Debtor Timothy Louis O'Neill's real property located at 1928 N Pleasantview Road, Pottstown, Montgomery County, Pennsylvania is avoided.

IT IS FURTHER ORDERED, pursuant to 11 U.S.C. §349(b)(1)(B), that dismissal of this case reinstates the lien voided under Section 522.

BY THE COURT:

Dated: June 4, 2020



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HONORABLE JEAN K. FITZSIMON  
United States Bankruptcy Judge